

Re: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA and 12261 and 12263 Chapman Avenue, Garden Grove

From : Grace Lee <gracel@ggcity.org>

Wed, May 27, 2020 11:48 AM

Subject : Re: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA and 12261 and 12263 Chapman Avenue, Garden Grove

6 attachments

To : erik <Erik@borsteinenterprises.com>

Hello Erik,
Thank you for your response, please see my response in **RED**.

From: "erik" <Erik@borsteinenterprises.com>

To: "Grace Lee" <gracel@ggcity.org>

Sent: Tuesday, May 19, 2020 2:10:01 PM

Subject: RE: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA and 12261 and 12263 Chapman Avenue, Garden Grove

Thanks Grace,
I don't want to waste you time. I just look for quality land to develop and the City sent out a notice that these sites are available as surplus properties. Please see my **comments below in green** and can you just let me know what the next steps are?

Thank you,
Erik

From: Grace Lee <gracel@ggcity.org>

Sent: Tuesday, May 19, 2020 11:20 AM

To: Erik Pfahler <Erik@borsteinenterprises.com>

Subject: Re: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA and 12261 and 12263 Chapman Avenue, Garden Grove

Hello Erik,
Please see my response below embedded in your questions.

Grace E. Lee
Sr. Economic Development Specialist
City of Garden Grove - Community & Economic Development Department
Tel. (714) 741-5130



Please click [here](#) for important City Hall updates as it relates to COVID-19
If you are a business that has been impacted by COVID-19, and are interested in an SBA Loan, please click [here](#)

From: "erik" <Erik@borsteinenterprises.com>

To: "Grace Lee" <gracel@ggcity.org>

Sent: Monday, April 27, 2020 5:35:54 PM

Subject: RE: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA and 12261 and 12263 Chapman Avenue, Garden Grove

Hi Grace,

Crazy times. Sorry about the delayed response, I misplaced your email.
Pardon my rapid fire questions, but I have a number of questions regarding both sites:
Can you give me an idea of the status of each of these properties?

- Willowick (5th St. property) is an active golf course. Since you have it out for an RFP, I assume the City considers it surplus and (at least some of it) is intended to be developed into different use. Is there someone at the City who can describe to me what the City would like to see on the site? or if there has been any previous plans submitted for consideration? We did have it out for RFP but because of the Surplus Land Act, it is no longer available for RFP. Because the property is in Santa Ana, you would have to speak with them regarding what is allowable on the site to develop.
- The landfill (Chapman) is partially vacant. One parcel is currently developed as a parking lot. That parcel is subject to a parking easement and will continue to be used as a

parking lot subject to the parking easement, which is appurtenant to the adjacent privately-owned Hyatt Regency property.

Is there a link or place where underlying documents exist?

- There is not, is there a particular document you are looking for? **Yes, can I get the description of the parking easement so I have a better understanding of what portion of the site can be redeveloped.**

Would like information on the landfill, the closure letter would be a good start.

- The landfill was formerly mined for sand from 1920 to 1950. The County of Orange converted the pit to a landfill and filled it with municipal waste from 1957-1960. The County closed the landfill in 1960 and we are not sure whether the property was already owned by the Garden Grove Sanitary District, or whether the County transferred it to the District after closure. The District was a separately run special district until 1997 when it became a subsidiary district of the City of Garden Grove. All information pertaining to the operation and closure of the landfill is with the County of Orange. Unfortunately, the City does not have separate documentation pertaining to the former landfill operations or its closure. **Got it, thanks**

Has there been any planning or applications filed on the sites to date?

- No

I am a little confused by the Golf Course since it appears to be in Santa Ana.

Can you help me understand the connection here?

- The City of Garden Grove purchased the golf course in the City of Santa Ana from a private party back in 1964. State law authorizes cities to own property outside their jurisdictional boundaries.

Can you please give me an idea of what the City is expecting with this site? are you looking for an offer to purchase it? Do you suggest we reach out to the City of Santa Ana for input on its potential redevelopment? Or does the City of Santa Ana just want it to be a golf course? The City has not made any determination of use under the Surplus Land Act. If you wish to respond to the Notice of Availability, the City would appreciate a term sheet summarizing your proposal.

Thank you,
Erik

From: Grace Lee <gracel@ggcity.org>

Sent: Monday, April 20, 2020 9:27 AM

To: Erik Pfahler <Erik@borsteinenterprises.com>

Subject: Re: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA and 12261 and 12263 Chapman Avenue, Garden Grove

Hello Erik,

Thank you for your interest in the City's Golf Course and Sanitary District property. Please let us know what information you wish to review for each site.

Grace E. Lee

Sr. Economic Development Specialist

City of Garden Grove - Community & Economic Development Department

Tel. (714) 741-5130



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From: "erik" <Erik@borsteinenterprises.com>

To: "Grace Lee" <gracel@ggcity.org>

Sent: Friday, April 17, 2020 2:44:09 PM

Subject: RE: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA and 12261 and 12263 Chapman Avenue, Garden Grove

Dear Ms. Lee,

We would like the opportunity to be considered as a potential developer and purchaser of the subject properties described above. We are familiar with the Willowick golf course redevelopment RFP but would like additional information and to see if there is still an opportunity for our involvement. Also, we are somewhat familiar with the Chapman Avenue landfill property but would also like some additional information as well.

Borstein Enterprises is a residential and industrial development company based in Los Angeles, with substantial development experience in Orange County. Our company has been in business for 40 years as a developer, landlord and investor in Southern California. Borstein Enterprises is privately held and internally financed. Since its inception in 1980, Borstein has developed, financed, and/or constructed over 100 residential subdivisions and more than 3.6 million square feet of industrial and commercial property. With our partners, we have been responsible for the development and construction of over 4,900 houses.

Please provide us with access to any materials and feel free to contact me if you have any questions. My phone numbers are: Cell – 310-864-3330, Office 310-582-1991, ext. 203, and my e-mail address is erik@borsteinenterprises.com. Our company website is www.borsteinenterprises.com

Sincerely,
Erik Pfahler,
Senior Vice President

Erik Pfahler / Senior Vice President
erik@borsteinenterprises.com
Borstein Enterprises
11766 Wilshire Boulevard., Suite 820, Los Angeles, CA 90025
Phone: 310-582-1991 x203 / Cell: 310-864-3330 Fax: 310-582-1999
www.borsteinenterprises.com

From: Grace Lee <gracel@ggcity.org>
Sent: Thursday, March 12, 2020 5:33 PM
Cc: James Eggart <jamese@ci.garden-grove.ca.us>; James H. Eggart <JEggart@wss-law.com>; Omar Sandoval <omars@ci.garden-grove.ca.us>; Omar Sandoval <osandoval@wss-law.com>; Lisa Kim <lisak@ci.garden-grove.ca.us>; Greg Blodgett <greg1@ggcity.org>
Subject: RE: Notice of Availability of Surplus Land per Govt. Code 54220, et seq. - 3017 W. 5th Street, Santa Ana, CA 92703

Greetings:

You are receiving this Notice of Availability of Surplus Land per Govt. Code 54220, et seq. In the event your agency/organization is interested in purchasing or leasing the property (3017 W. 5th Street, Santa Ana, CA 92703), you must notify the City in writing within sixty (60) days of the date of this notice.

Notice of your intention to acquire the property shall be delivered to Grace Lee - see contact information below.

Grace E. Lee
Sr. Economic Development Specialist
City of Garden Grove - Community & Economic Development Department
Tel. (714) 741-5130
gracel@ggcity.org

